



Forward Township Planning Commission May 23, 2017

The meeting was called to order by the Vice Chairperson, Steve Longwell at 7:05 PM.

Members Present:

Jim Rape, Steve Longwell, Carl Powell, John McElhinny, Tom Pferdehirt, Roland Herb, Stuart Thompson, Engineer Jeff Argyros, and Secretary Bette Spithaler.

Visitors:

Brian Miller, CEO

Charles Cahall and Zachary Cahall – 226 Glade Run Road (Driveway)

Cheryl Hughes – Land Surveyors, Inc.

Diane and Bob Bowman – 122 Wonderland Park Road (Subdivision)

Diane Rodgers, Linda Defeo and Kathy Wearing – 1556 Mars-Evans City Road (Jessica Bieber Property)

Mike and May Jo Wagner – 360 Glade Run Road (Wagner/Blazier Lot Line Revision)

Approval of Minutes:

Tom Pferdehirt made a motion and Steve Longwell seconded the motion, to approve the Minutes of April 25, 2017. Motion passed unanimously.

New Business

The following were presented

- Charles Cahall reported that the best site distance he could get was 220' with a right in/right out turn. Engineer Jeff stated that 220' is only 50% of the required PennDot requirement. Chairman Rape suggested the option of using the existing driveway with a right-a way. Mr. Cahall declined the option and then requested a reduced speed limit to 25 mile per hour. Chairman Jim Rape stated that a traffic study maybe required which Mr. Cahall would be responsible for all costs. Engineer Jeff will look into the traffic study process requirements which he will report to the Forward Township secretaries. Chairman Rape also mentioned to Mr. Cahall that he need apply for a subdivision plan with the proper drawings/plan. Tabled until the June 27, 2017 meeting.
- Mike Wagner presented his plan for a lot line revision. Chairman Rape discussed the plan in detail and the plan was approved as presented.

Roland Herb made a motion to approve and accept the Wagner/Blazier lot line revision as presented. Tom Pferdehirt seconded the motion. Motion passed unanimously.

- Linda Defeo presented a sketch of her deceased parents property located at 1556 Mars-Evans City Road. She stated that the family would like to subdivide the property in order to deed a portion of the property to her sister, Diane Rodgers where she currently resides. The remainder of the property would be available for sale. The family is requesting advice as how to subdivide because of the septic system(s). Chairman Rape said that a public sewage tap was put in years ago and wanted to know which house it serviced. Linda and her sisters were not aware of any existing public service just the

septic tank system servicing Diane Rodgers house and sand mound on Kathy Wearing's property which is not a part of the requested subdivision. Upon further discussion Chairman Rape advised the family to look into the public tap in location and provide/submit a subdivision plan showing a sewage system servicing each parcel abiding with the Township setbacks/ordinance requirements.
Tabled.

- Cheryl Hughes, Land Surveyors, Inc. along with Diane and Bob Bowman presented a 4 Lot subdivision plan and a variance request for 122 Wonderland Park Drive. They are requesting a variance to extend and utilize a 20' private road right-a-way. The Township ordinance says you can only service one lot off a private lane and this was given to The Burr's. After the plan was reviewed and discussed in detail it was decided that it could not continue be a private lane it would need to be improved to PennDOT standards and become a Township Road (Wonderland Park). Both Chairman Rape and Diane Bowman agreed that new set of detailed revised plans need to be submitted showing Ash Stop Road to the cul-de-sac with both the existing and proposed road. Both the subdivision and variance request were tabled.

Adjournment:

Tom Pferdehirt moved to adjourn. Carl Powell seconded, motion passed unanimously. Meeting adjourned at 8:25 PM.

Next Planning Commission Meeting June 27, 2017

Respectfully submitted

Bette Spithaler, Secretary